| 152.0 | 0006 | 0005.E | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | *ARLINGTON* | APPRAISED: | 861,200 / | 861,200 |
| | | | | | USE VALUE: | 861,200 / | 861,200 |
| | | | | | ASSESSED: | 861,200 / | 861,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 75 | | CEDAR AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | VANDERSPEK ROLAND--ETAL |
| Owner 2: | VANDERSPEK CORINNA |
| Owner 3: | |
| Street 1: | 75 CEDAR AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 7,505 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Vinyl Exterior and 1685 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7505.000 | 345,100 | | 516,100 | 861,200 |
| Total Card | 0.172 | 345,100 | | 516,100 | 861,200 |
| Total Parcel | 0.172 | 345,100 | | 516,100 | 861,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.10 | /Parcel: 511.1

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 100768

**GIS Ref**

**GIS Ref**

**Insp Date** 01/20/18

## PREVIOUS ASSESSMENT

Parcel ID 152.0-0006-0005.E

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 345,100 | 0 | 7,505. | 516,100 | 861,200 | 861,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 275,400 | 0 | 7,505. | 483,900 | 759,300 | 759,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 258,100 | 0 | 7,505. | 400,000 | 658,100 | 658,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 258,100 | 0 | 7,505. | 367,700 | 625,800 | 625,800 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 258,100 | 0 | 7,505. | 335,500 | 593,600 | 593,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 244,500 | 0 | 7,505. | 329,000 | 573,500 | 573,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 244,500 | 0 | 7,505. | 305,800 | 550,300 | 550,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 244,500 | 0 | 7,505. | 291,000 | 535,500 | 535,500 | | 12/13/2012 |

!11915!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:02:37 |

**LAST REV**

| Date | Time |
|---|---|
| 04/09/18 | 11:43:00 |
| apro | |
| 11915 | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PARIS PETER | 23836-579 | | 10/29/1993 | | 204,825 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/26/2009 | 51 | New Wind | 15,535 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/20/2018 | MEAS&NOTICE | HS | Hanne S |
| 12/2/2008 | Meas/Inspect | 336 | PATRIOT |
| 12/16/1999 | Mailer Sent | | |
| 11/19/1999 | Measured | 270 | PATRIOT |
| 1/1/1982 | | GP | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 100768 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7505 | | Sq. Ft. | Site | | 0 | 80. | 0.86 | 9 | | | | | | | | | 516,122 | | | | | | 516,100 | |

Total AC/HA: 0.17229 | Total SF/SM: 7505 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 516,122 | Spl Credit | Total: 516,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1935 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 15 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 35 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.34999990 |
| Const Adj.: | 0.99346501 |
| Adj $ / SQ: | 174.353 |
| Other Features: | 95500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 468834 |
| Depreciation: | 123772 |
| Depreciated Total: | 345062 |

## COMMENTS

WIP, CK COND SINK IN BSMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

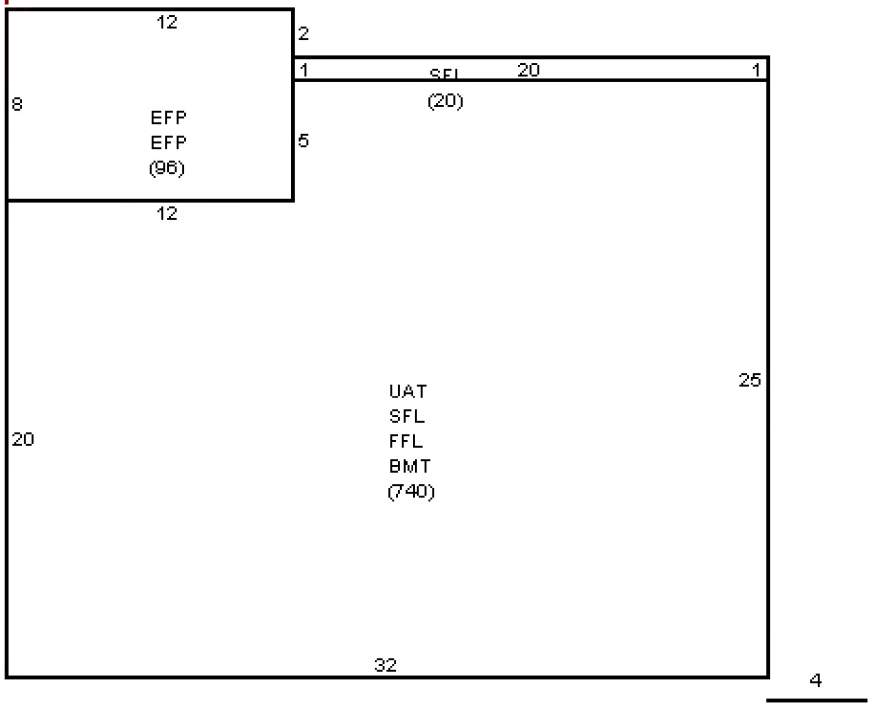
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 191.79 |
| Special Features: | 0 | Val/Su Net: | 131.87 |
| Final Total: | 345100 | Val/Su SzAd | 230.07 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 760 | 174.350 | 132,508 |
| BMT | Basement | 740 | 52.310 | 38,706 |
| FFL | First Floor | 740 | 174.350 | 129,021 |
| EFP | Enclos Porch | 192 | 41.130 | 7,898 |
| UAT | Upper Attic | 185 | 122.050 | 22,579 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,617 | | Total: | 330,712 | |
| Size Ad | 1500 | Gross Are | 3172 | FinArea | 1685 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 100 | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

152.0-0006-0005.E

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X8 | A | AV | 2010 | 0.00 | T | 7.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc